082.0	0002	0076.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	768,500 / 768,500
					USE VALUE:	768,500 / 768,500
					ASSESSED:	768,500 / 768,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		MELANIE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NEUMAN MARK A ETAL/ TRUSTEES	
Owner 2:	MARK A NEUMAN LIVING TRUST	
Owner 3:		
Street 1:	36 MELANIE LANE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	NEUMAN MARK A -
Owner 2:	POWERS-NEUMAN NANCY C -
Street 1:	36 MELANIE LANE
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .198 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1984, having primarily Vinyl Exterior and 2059 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8615.000	293,600		474,900	768,500
Total Card	0.198	293,600		474,900	768,500
Total Parcel	0.198	293,600		474,900	768,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.20 | /Parcel: 373.20

Legal Description

User Acct 144542

GIS Ref

GIS Ref

Insp Date 03/26/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 082.0-0002-0076.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	293,600	0	8,615.	474,900	768,500		Year end	12/23/2021
2021	101	FV	283,600	0	8,615.	474,900	758,500		Year End Roll	12/10/2020
2020	101	FV	283,600	0	8,615.	474,900	758,500	758,500	Year End Roll	12/18/2019
2019	101	FV	259,400	0	8,615.	468,100	727,500	727,500	Year End Roll	1/3/2019
2018	101	FV	259,400	0	8,615.	359,600	619,000	619,000	Year End Roll	12/20/2017
2017	101	FV	259,400	0	8,615.	339,200	598,600	598,600	Year End Roll	1/3/2017
2016	101	FV	259,400	0	8,615.	312,100	571,500	571,500	Year End	1/4/2016
2015	101	FV	263,100	0	8,615.	291,700	554,800	554,800	Year End Roll	12/11/2014

!6700!

PRINT

Date	Time
12/30/21	04:19:33

LAST REV

Date	Time
05/06/21	14:22:37
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6700

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEUMAN MARK A,	77548-325	1	4/20/2021	Convenience	1	No	No		
NEUMAN MARK A,	55997-24		12/7/2010	Convenience	1	No	No		
DEVINE JOSEPH P	28360-422		3/27/1998	Family	99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/22/2018	70	Insulate	3,101	C				
5/24/2016	658	Porch	10,000					repair front steps
2/12/2006	125	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
3/26/2009	Entry Denied	197	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	243	PATRIOT
2/1/1985		LO	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	144542
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8615		Sq. Ft.	Site		0	70.	0.79	6									474,914						474,900	

Total AC/HA:	0.19777	Total SF/SM:	8615	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	474,914	Spl Credit		Total:	474,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1984	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.2	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	133.650
Other Features:	102000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	358951
Depreciation:	65329
Depreciated Total:	293622

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

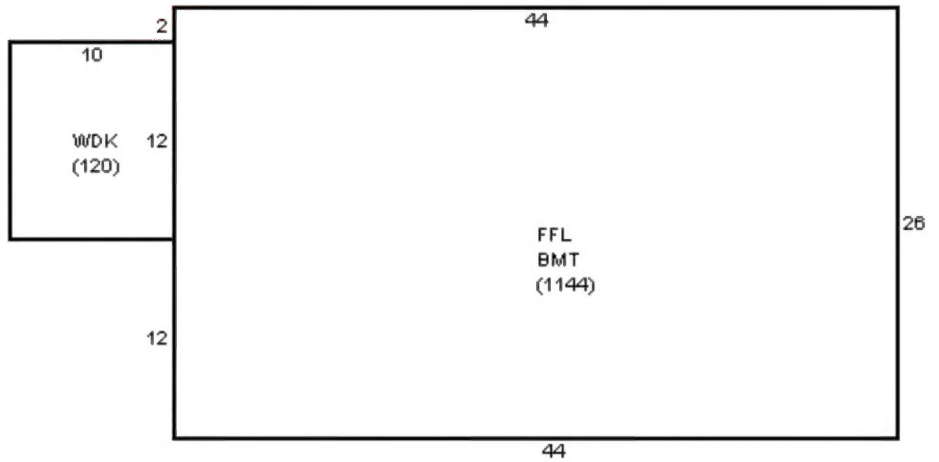
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	147.01
Special Features:	0	Val/Su Net:	121.93
Final Total:	293600	Val/Su SzAd	256.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	60.940	69,720
FFL	First Floor	1,144	133.650	152,896
WDK	Deck	120	14.190	1,703

Net Sketched Area:	2,408	Total:	224,319
Size Ad	1144	Gross Area	2408	FinArea	2059
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

082.0-0002-0076.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	